

Project Narrative  
**The Villas at The Boulders**  
A Luxury Live/Work Community  
**Request for Development Review  
and Preliminary Plat Approval**  
(Boulders Commercial Parcels A & B)

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Revised 2-12-2004

**LOCATION AND CONTEXT**

The Boulders Resort and Golf Community is one of Scottsdale's oldest and most respected master-planned mixed-use communities. The latest revision to the Development Master Plan was case 5-ZN-92, which set residential densities and provided for commercial areas along Scottsdale Road known as the "Boulders Commercial Parcels." These parcels are roughly 25% developed, with the unique El Pedregal retail/arts center, Desert Foothills Medical Center, and a real estate office. South of Westland Road on Scottsdale Road (in what is now the Winfield Community) the Westland Carefree Office Center has been approved and is currently nearing completion.

The Development Master Plan case 5-ZN-92 established two zoning categories for Boulders Commercial Parcels:

- PNC (Planned Neighborhood Center) on Parcel A, about 14 acres, allowing a variety of commercial uses and up to 4 dwelling units per gross acre, and
- C-2 (Central Business District, Parcel B), originally 22 acres and now including El Pedregal, the medical center and the real-estate office, allowing a variety of commercial uses and up to 49 dwelling units by stipulation in 5-ZN-92.

The Site Plan for Boulders Villas (Case 5-ZN-1992#3, December 2003), was supported by the Boulders HOA and was approved by the Planning Commission and City Council. That case contains stipulations that apply to this Development Review. This action was preceded by a full citizen involvement program and extensive contact with the Boulders Homeowners Association.

Note that a concurrent Preliminary Plat application is being submitted for the plat-related aspects of Boulders Villas.

Approval for the "live/work" Boulders Villas project recognized that this type of use better serves the Boulders setting, greatly reduces traffic volumes, lowers building heights from what is allowed for commercial structures, reduces adverse visual impacts, and provides a type of use that is uniquely suited to the seasonal or permanent resident who wishes to carry out business activity in a gated, integrated office/home environment.

## **REQUEST**

The applicant is requesting design approval for 48 "live/work" units occupying all of the PNC zone and about 4 acres of the C-2 zone, and a clubhouse to be located in the PNC portion.

Note that the planned Nursery Yard lot has been transferred to Wyndham International/Boulders Joint Venture LLC and will be the subject of a subsequent Development Review application. It is no longer included in this Boulders Villas request.

The architecture developed by Douglas Fredrickson Architects is very sensitive to the Boulders Community context and presents a modified Southwest/Pueblo style with rounded stucco exterior walls, flat roofline, wood garage doors, ornamental shaded porticoes, internal courtyards, and a full integration of the business space with the living space. Please see floor plans, elevations and color samples provided.

The live/work unit is available in three styles with optional upgrades. About 300 s.f. of separate-entry office space is provided, with from 1300 to 2000 s.f. of living space and 300 to 400 s.f. of patio/courtyard space. Each unit has a double garage and parking for the office use.

In addition, the southern 40-unit complex provides a 2,300 s.f. clubhouse that offers a pool and large covered patio, as well as both recreational and business-support functions within the building. See the floor-plan and elevations provided.

The site plan, as approved by City Council, provides ample buffering from the residential portion of The Boulders (along Boulders Parkway), along Westland Road, and also provides a wide Scenic Corridor along Scottsdale Road. The approved site plan meets Boulders Development Plan N.A.O.S. requirements and the requirements of the PNC (Planned Neighborhood Center) and C-2 zoning, and also conforms to stipulations from the original 5-ZN-1992 Master Plan zoning case.

Lighting is low-level comprised exclusively of "Boulders" style full-cut-off bollard lighting; sconce lighting on buildings; and a lighted mailbox/address structure at each unit. Low-voltage landscape lighting is used at the project entries.

Landscape material consists of native species, in keeping with Boulders landscape character. No lawns or water features are proposed. Entry gates and walls use the same design found at the Boulders entries off Westland Road, and all signage will be consistent with signage currently in use at The Boulders.

In summary, this unique "live/work" community will be visually and texturally harmonious with existing Boulders commercial and residential development, and will be an attractive completion of these prominent commercially-zoned parcels.







**Villas Unit Types:**  
There are three basic units with optional upgrades or expansions. Not all units fit on every lot. Units shown on each lot show typical or available unit-type for that lot but units may vary. See architectural floor plans.

Boulders Villas offers a unique, gated office/residential setting for seasonal or year-round business/residential use that combines a residential villa with a separate-entry office space. The Clubhouse offers in addition to recreational amenities a meeting room and business support facilities.

**Site Plan Data:**  
Zoning: C-2 PCD ESL, north portion; PNC PCD ESL, south portion.  
Zoning Case: All adjacent property: 5-ZN-02 (Boulders Master Development Plan). Site Plan Approval for Villas: 5-ZN-02-03 (12-2003)

**Approx. gross floor areas:**

Live/work units:  
Residence: 1319 to 2037 s.f.  
Office: 261 to 325 s.f.  
Garage: 531 to 582 s.f.  
Patio: 306 to 457 s.f.  
Clubhouse: 2,361 s.f.

Parcel size: PNC (south unit) 14.1 acres per DMP; C-2 (north unit) 4 acres.  
Residential Units: 48 (8 north, 41 south)  
Residential Density: 2.7 DU/AC  
Parking required: 2 per residential unit, 1 per office unit, Clubhouse 11 spaces. See sketch submitted to show how ADA spaces are accommodated. Total 155 spaces required.  
Building Height: 30' allowed per 5-ZN-1992 to natural grade, 22'4" provided above FFL. All one story.

Open space required is exceeded by N.A.O.S. required (25% of site per DMP), 10.1 Ac. x 25 % = 4.52 Ac.

50% of open space required is provided in peripheral buffers and Scenic Corridor. Sites do not abut single family districts (separated by roadway from residential or adjacent to C-2 zoned land).

PNC property size was created in 5-ZN-02, and is segmented into 2 sub-parcels approximately 5.6 acres and 8.5 acres.

Roadway Widths: 23' pavement with 18" roll-curb adjacent to parking, 20' pavement with 15" roll-curb if parking not adjacent. Parking stalls 10' x 18' typical.

See architectural plans and elevations.

The commercial parcels are not subject to Boulders design guidelines and are governed by separate CC&Rs, but walls, site features and paving will conform to the "Boulders Character" by using organic shapes, muted earth-tone colors, and low-key signage. "Boulders" bollard lights and lighted mailbox/address structures at each unit are used, with 12V landscape lighting at entries and remote signs. See separate lighting exhibit and photometrics.

February 12, 2004

Owner: Boulders Joint Venture LLC/  
Wyndham International  
Developer: Watt/Solus LLC  
Land Planner/Landscape Architect:  
LVA Urban Design Studio LLC  
Architect: Douglas Fredrickson Architects  
Civil Engineer: SKG Enterprises

## Boulders Villas

Luxury Live/Work  
Office/Residential  
Units

GENERAL  
Site Plan

